

*City of Alexandria, Virginia*  
*Department of Planning & Zoning*

---

## **SPECIAL USE PERMIT CERTIFICATE**

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit	SUP #2017-0076
Approved by Planning and Zoning:	August 20, 2017
Permission is hereby granted to:	Marco Quino
to use the premises located at:	108 Mount Vernon Avenue
for the following purpose:	see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

August 20, 2017  
Date

KARL MORITZ (MD)  
Karl Moritz, Director  
Department of Planning and Zoning

DATE: August 20, 2017

TO: Alex Dambach, Division Chief  
Department of Planning and Zoning

FROM: Ann Horowitz, Planner  
Department of Planning and Zoning

SUBJECT: Special Use Permit #2017-0076  
Administrative Special Use Permit – New Use  
Site Use: Child Care Home  
Applicant: Marco Quino  
Location: 108 Mount Vernon Avenue  
Zone: RB – Townhouse

---

**Request**

Special Use Permit #201-0076 is a request to operate a child care home that accommodates six to nine children between the ages of 6 weeks to 6 years, in the basement of a townhouse at 108 Mount Vernon Avenue. The hours of operation would be 7:30 a.m. to 5:30 p.m., Monday through Friday. Morning drop-off and evening pick up would take place on the street between 7:30 a.m. and 9 a.m. and between 4 p.m. and 5:30 p.m., respectively. Parents who walk may also access the child care home through the gate to the backyard entrance. The fenced, 640 square foot backyard would be used as outdoor play space. One employee would assist the applicant with the operation.

**Parking**

The Zoning Ordinance does not require home child care operations to provide additional parking beyond the residential requirement. On-street parking is available along this section of Mount Vernon Avenue.

**Zoning**

Section 3-1302.1 of the Zoning Ordinance permits child care homes with administrative SUP approval. Section 7-500(B)(2) requires child care homes to provide a fenced outdoor play area that measures 75 square feet for each child over age two. The applicant expects to care for six children over the age of two which requires the applicant to provide a minimum of 450 square feet of outdoor play area.

**Community Outreach**

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, the Rosemont Citizens' Association and the Braddock Station Civic Association were notified of the SUP request. Staff did not receive comments related to the request.

**Staff Action**

Staff supports the applicant's request for a childcare home with a maximum of nine children at 108 Mount Vernon Avenue. The addition of a child care home in the City would support the need for neighborhood child care options. As required by the Zoning Ordinance, the childcare home would primarily remain a residence, and the part-time use of the property during daytime hours would limit neighborhood impacts. The applicant has provided proof of residency at 108 Mount Vernon Avenue through a lease agreement. Sufficient outdoor play area would be provided as the applicant exceeds the Zoning requirement of 450 square feet for six children over age two.

Although a childcare home of similar size is located next door, staff does not expect traffic and parking impacts. The applicant states that the majority of parents would arrive on foot. For those who drive, on-street parking spaces are commonly available on Mount Vernon Avenue, providing suitable short-term parking for the pick-up and drop off of children. Staff has included two conditions to ensure that traffic congestion does not occur. The double parking of parents' vehicles on Mount Vernon Avenue is prohibited in Condition 7 and the applicant or employee assistant will escort children to and from vehicles if parents are unable to park on the street as required in Condition 8.

Staff hereby approves the Special Use Permit request.

**ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:**

Date: August 20, 2017  
Action: Approved

  
\_\_\_\_\_  
Alex Dambach, Division Chief

Attachments: 1) Special Use Permit Conditions  
2) Department Comments  
3) Statement of Consent

**CONDITIONS OF SPECIAL USE PERMIT #2017-0076**

The owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral by the Director to public hearing by the Planning Commission and City Council.

1. The Special Use Permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. No more than nine children, including resident children under age 12, shall be cared for on the premises at any one time. (P&Z) (Department of Community and Human Services, Early Childhood Division)
3. The hours of operation for the business shall be limited to between 7:30 a.m. to 5:30 p.m., Monday through Friday. (P&Z)
4. The applicant shall obtain all required state (Virginia Department of Social Services), federal, and local licenses and certificates prior to operation. (P&Z) (Department of Community and Human Services, Early Childhood Division)
5. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on site outside of those containers. (P&Z)
6. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
7. The applicant shall ensure that no vehicles double park on Mt. Vernon Avenue for pickup or drop-off. (T&ES)
8. The applicant or an assistant must be available to escort children to and from the parent's cars in the event that parking is not available on Mt. Vernon Avenue. (T&ES)
9. The applicant shall require its employees who drive to work to use off-street parking. (T&ES)
10. The use must comply with the city's noise ordinance. No outdoor speakers shall be permitted. No amplified sound shall be audible at the property line. (T&ES)

11. The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

**CITY DEPARTMENT COMMENTS**

Legend      C – code requirement    R – recommendation    S – suggestion      F - finding

Transportation & Environmental Services

- R-1    The applicant shall ensure that no vehicles double park on Mt. Vernon Avenue for pickup or drop-off. (T&ES)
- R-2    The applicant or an assistant must be available to escort children to and from the parent's cars in the event that parking is not available on Mt. Vernon Avenue. (T&ES)
- R-3    The applicant shall require its employees who drive to work to use off-street parking.
- R-4    The use must comply with the city's noise ordinance. No outdoor speakers shall be permitted. No amplified sound shall be audible at the property line.
- C-1    The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

Department of Community and Human Services, Early Childhood Division

The final visit was conducted on July 26, 2017, because Ms. Quino needed to make modifications to the home so that it would be appropriate for child care. The townhouse consists of three levels. On the top level the home has two bedrooms and one full bathroom. The main level consists of the living room and the kitchen. There is a couch in the living room. In the kitchen he has a few kitchen utensils and in the refrigerator there were few items. There is no land line phone in the house, which is a state licensing requirement.

Mr. Quino plans to use the entire basement for his child care area. There is a direct exit to the backyard. There is a gate in the laundry room and another gate on the steps that prevent children from accessing the upstairs level. The place is clean and child friendly, there is a carpet in the center of the room, a small table with chairs some books and some educational toys. There are no cribs. There is a large full bathroom to be used for the children. There is a changing table inside the bathroom. The outlets are covered and there is a fire extinguisher. There are smoke detectors in every room of the house.

The backyard is all enclosed with a fence. The basement is one large room with no separate area for the children to sleep, which is acceptable according to the regulations. Mr. Quino

plans on providing meals to the children which will be prepared in the kitchen upstairs. There is no toxic material present anywhere. There were no observed health or safety concerns in this home.

Parents will use the back yard to drop off and pick up their children, which is appropriate. It is the assessment of this Specialist that the home appears to be stark and uninhabited.

Pending compliance with other departmental recommendations and subject to licensing registration requirements and other local and state regulations; this is a recommendation for approval of the special use permit to allow the provider to care for non-resident children as requested. This would include the provider demonstrating residency in the home.

#### Health

No comments received.

#### Code Enforcement

- F-1 The following comments are for SUP review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Charles. Cooper@alexandriava.gov or 703-746-4197.
- C-1 Family day homes where program oversight is provided by the Virginia Department of Social Services shall be classified as Group R-3 or R-5. In this case the existing classification is a R-3 which will require the installation of a sprinkler system prior to operating a Family Day home in this dwelling unit.
- C-2 New construction shall comply with the current edition of the Uniform Statewide Building Code (USBC) and city policy. A building permit, plan review and inspections are required to install a sprinkler system in this dwelling unit.

#### Fire

No comments received.

#### Police

No comments received.


#### Recreation, Parks, and Cultural Activities

No comments received.

SUP#2017-0076  
108 Mount Vernon Avenue

**STATEMENT OF CONSENT**

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2017-0076. The undersigned also hereby agrees to obtain all applicable licenses and permits required for a child care home at 108 Mount Vernon Avenue.

  
\_\_\_\_\_  
Applicant - Signature

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Applicant - Printed

  
\_\_\_\_\_  
Date